



PLANNING AHEAD FOR HOUSING IN MASSACHUSETTS

Executive Office of Housing and Economic Development

November 2012

Planning Ahead for Growth

- Planning ahead for job and housing growth is critical to our prosperity and to our quality of life.
- As a state, prior to 2007, we largely failed to plan ahead.
- Since 2007, we have been deliberately and consistently planning ahead.



Economic Competitiveness

The Economic Development Plan
Choosing to Compete in the 21st Century

5 Categories, with 55 Actions

Building Talent



Innovation Economy

Empowering Regions

Ease of Doing Business

Improving Cost Competitiveness

Action: Build & Retain Talent

Actions to build and retain talent

Over 350,000 students attend schools in Greater Boston each year

- Over the next five years, we are **increasing the number of internship placements** by 20% annually by focusing on facilitating the flow of young students into young companies.
- **Increase the production of housing** with the goal of significantly reducing the affordability gap.

The Patrick-Murray Administration's Housing that Works Policy

Beyond our efforts to support traditional affordable housing, we are also working with local communities to support market rate housing that is accessible to moderate income families and individuals.

- ✓ **Reasonably dense**
- ✓ **Reasonably located**
- ✓ **Reasonably priced**

The benefits of housing for local communities

Keeps
families
and
friends
close by



Haverhill, Downtown

Three adjacent housing developments consisting of 500 new housing units.

One of the three developments, the Hayes box factory is the redevelopment of two connected vacant mill buildings into 57 units of rental housing with ground floor commercial space

The developments include various unit types, priced for a wide range of incomes, including one-third of the units priced for middle income households

- ✓ Various unit sizes and prices
- ✓ Transit Oriented
- ✓ Chapter 40R, designated in February 2007



The benefits of housing for local communities

Revitalizes
downtowns



Worcester, City Square

12-acres of office, medical, retail and residential development in the heart of Worcester

Over 280 residential units

Immediate access to the commuter rail, bus services, highways and parking

- ✓ Transit- and Downtown- Oriented
- ✓ Mixed-Use
- ✓ Chapter 43D District



The benefits of housing for local communities



Connects people to jobs

Somerville, Assembly Square

5M square foot mixed use

66.5 acres of underutilized land

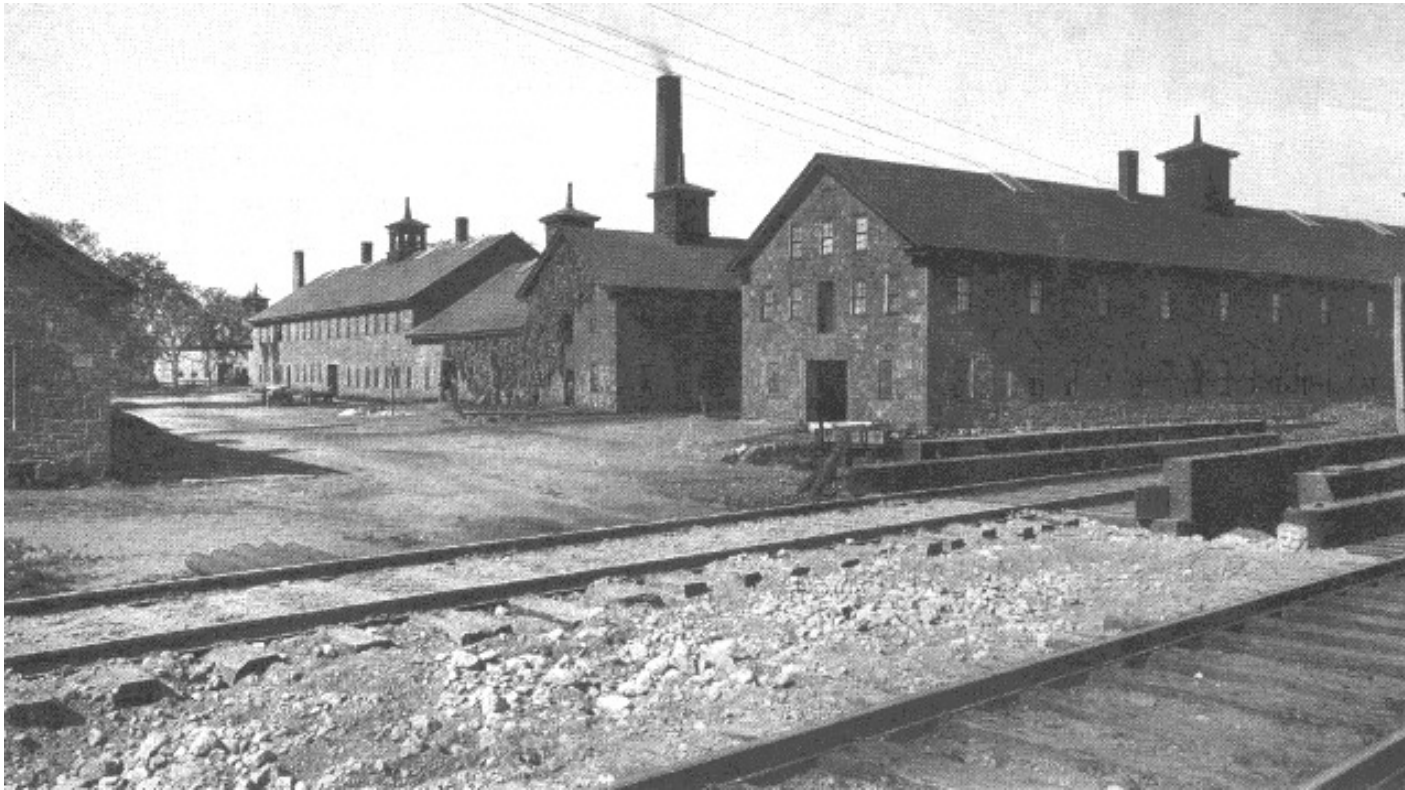
In total, 2,100 residential units



- ✓ Mixed-use & Transit-Oriented
- ✓ Large scale delivery of market rate housing
- ✓ 450 rental units will be constructed as part of Phase I
- ✓ 88.5% market rate (Phase I)



The benefits of housing for local communities



Reuses historical buildings

Easton, North Easton Village

Redevelopment of the Ames Shovel Works industrial building

Mixed use, with a new gallery, museum and open space

113 residential units

- ✓ Adaptive re-use of historic buildings
- ✓ Transit-Oriented
- ✓ 83 market rate units and 30 affordable units



Housing that Works in Action

CORE ELEMENTS



CHARACTERISTICS

- ✓ Priority Development Areas

- ✓ Priority Preservation Areas

- ✓ Gateway Cities

- ✓ Growth District Initiatives

- ✓ Chapter 43D

- ✓ Chapter 40R

- ✓ District Local Technical Assistance

- ✓ Best Practices for Model for Streamlined Local Permitting

- ✓ Chapter 40B Local Initiative Program

- ✓ Chapter 40R

- ✓ DHCD Housing Assistance

- ✓ MassWorks Infrastructure Program

- ✓ Planning Ahead for Growth Online Mapping Tool

- ✓ Mass.gov website

- ✓ Supporting Stakeholders

- ✓ Conferences and Events

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